





## *Rustcraft Project Historic Overview:*

- ***From Nov, 2011 to Jan, 2012*** the Town posted two RFP's seeking a central location for town facilities (one limited response).
- ***Jan, 2013-*** CED informed the BOS and TA of the Rustcraft property going into foreclosure; auction scheduled for February 21, 2013

## *Rustcraft Project Historic Overview:*

- ***Feb 13, 2013*** - Carmen, Mike, Bill, and Jonathan Eichman (K&P) had a site visit with Liberty properties to determine if this was a viable site for a Central Facility location
- ***Feb 15, 2013*** - TA sends a letter to Liberty Properties explaining the Town's potential interest in the property
- ***Feb 21, 2013*** - TA attends the auction at 100 Rustcraft Road to observe the process. The Davis Group is the winning bidder to acquire 100 Rustcraft Road for \$21 million. TA establishes communication with the Davis Group to explain the Town's interest in this property



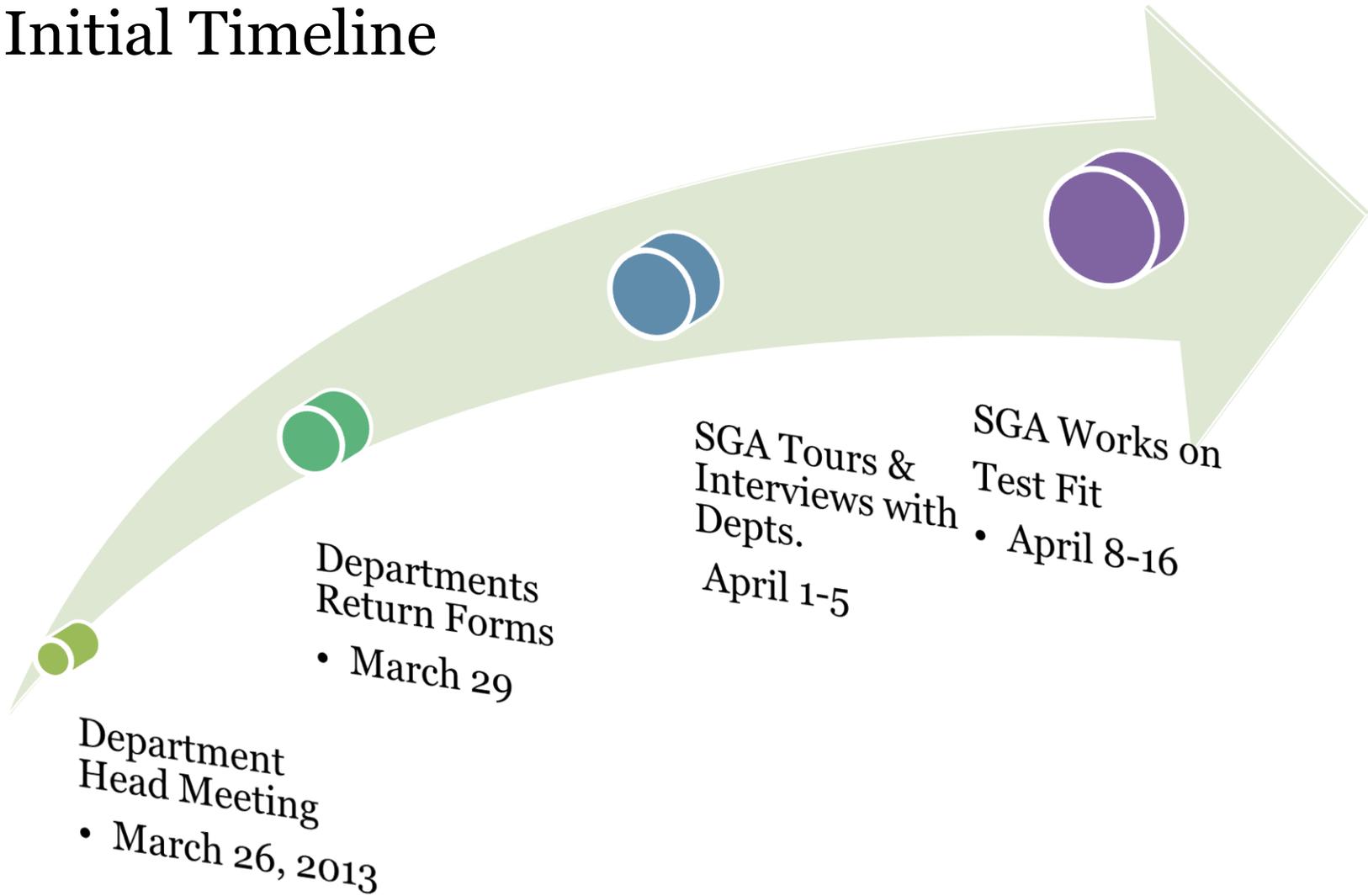
## *Rustcraft Project Historic Overview:*

- ***March 1, 2013*** - Meeting held at Town Hall with the Davis Group to talk about the Town's interest in 100 Rustcraft Road and to see if the Town could work with the Davis Group develop options. In attendance Carmen, Mike, Bill, Karen, Taissir, and the Davis Group
- ***March 14, 2013***- Carmen and Bill present ideas to the BOS concerning 100 Rustcraft Road. Potential use as a Multi-Use Municipal Facility discussed. The BOS votes to move forward to investigate options.
- ***March 20, 2013***- First team meeting with Davis and SGA (Carmen and Nancy)

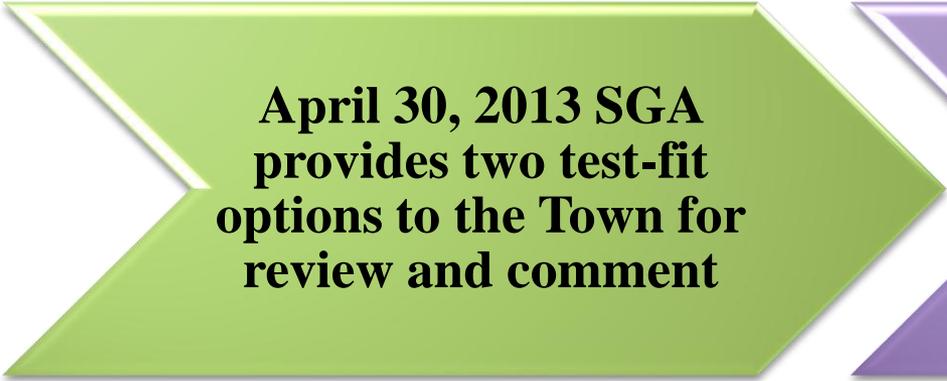
## Current Rustcraft Status:

- ***What progress has been made since the March 20<sup>th</sup> meeting?***
  - Spagnolo Gisness Associates (SGA) met with Department Heads on March 26, 2013 and reviewed the programing documents that will assist with the test fit
  - Developed a schedule for Department Heads to meet with SGA the week of April 1, 2013 to review the information provided in the programing documents
  - Developed a timeline schedule identifying milestones with dates so the public can follow the process
  - Site visit with Jim, Sarah and Paul

# Initial Timeline



# Advanced Timeline



**April 30, 2013 SGA  
provides two test-fit  
options to the Town for  
review and comment**



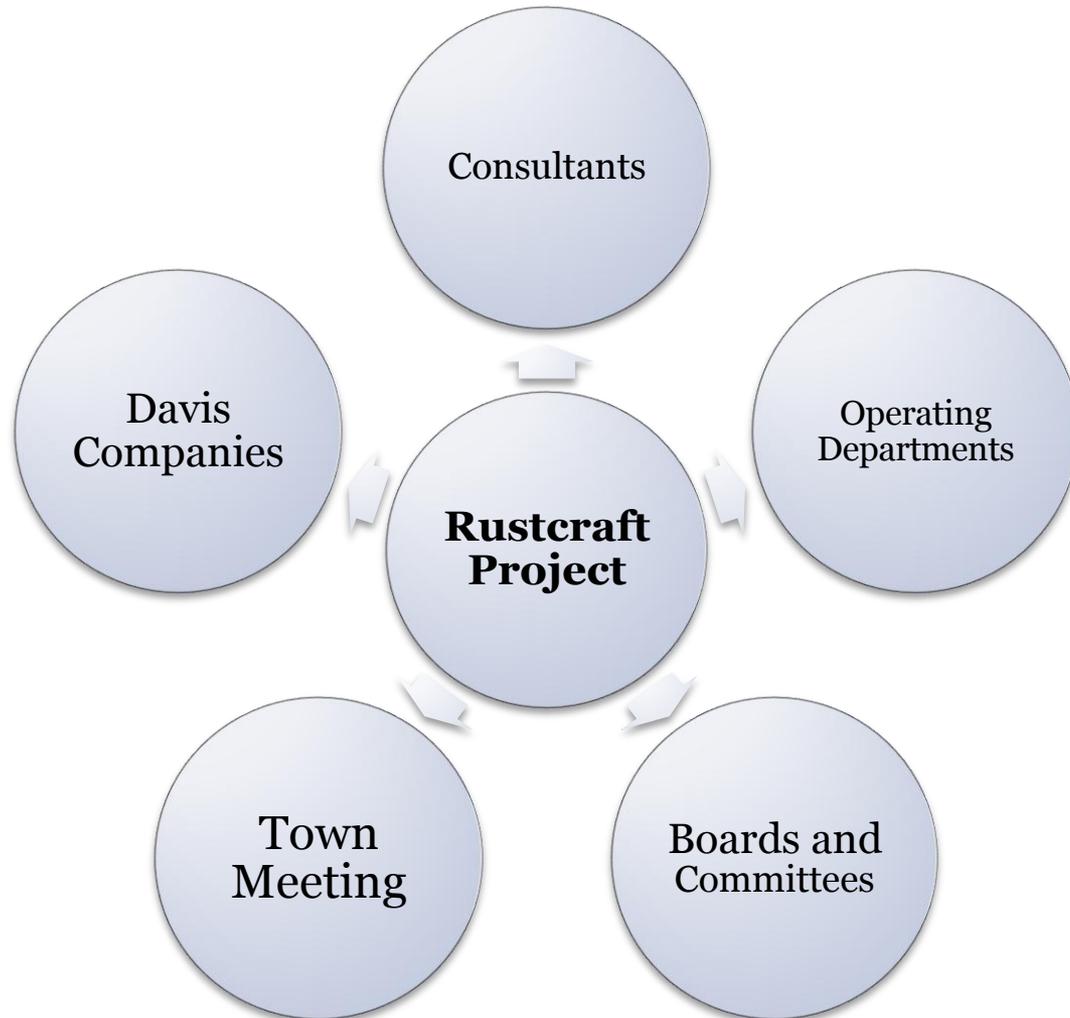
**May 14, 2013 SGA  
presents preferred  
test-fit to Town for  
review and  
comment**



## ***Looking Ahead***

- ***Week of April 16th*** - SGA reviews plans for initial fit-up with the Town
- ***Week of April 30th*** - SGA presents two options of test-fit to the Town to review and comment
- ***Week of May 14th*** – SGA presents preferred test-fit to the Town to review and comment

# *Dependencies and Resources*





View looking from Rustcraft down Central Ave.

# Looking Ahead – 2 Additional Paths Concurrent with Rustcraft Analysis

- Updating Municipal Facilities (EarthTech) Study\* – a comprehensive review of space needs for Town buildings, from 2004
- Evaluating disposition of Town buildings which could be vacated by consolidating at Rustcraft
- \* <http://www.dedham-ma.gov/index.cfm?cdid=12708&pid=11809>

# Looking Ahead –

## *Updating the Municipal Facilities Study*

- Purpose: For comparison purposes, estimate capital costs for replacing buildings individually
- April–
  - TA and BPCCC develops scope of work seeking professional services firm. Focus: Police Station, Senior Center, Town Hall, Public Works
- May -
  - Selected vendor executes scope and presents to BPCCC, TA and BOS
- June –
  - Plans presented publicly for input and reaction
- Estimated cost to update study: \$25,000-\$30,000

# Looking Ahead –

## *Evaluating Disposition of Town Buildings*

- April –
  - TA develops scope of work : evaluate options for leasing or selling Police Station, Town Hall, and DPW. May be same vendor that updates EarthTech Study
- May-
  - Selected vendor executes scope and presents to TA and BOS
- June –
  - Plans presented publicly for input and reaction
- Estimated cost to develop options:\$15,000-\$17,000



# Looking Ahead – Summary

- During June–
  - Davis submits proposal
  - Facilities Study updated
  - Options for disposition buildings developed
- By end of June
  - BOS evaluates all information, holds public information sessions